006.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	990,900	/	990,900
USE VALUE:	990,900	/	990,900
ASSESSED:	990,900	/	990,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONROY MARTIN C & ELLEN
Owner 2:	CONROY MICHAEL N & NOREEN
Owner 3:	
Street 1:	15 FREEMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONROY MARTIN C & ELLEN -
Owner 2:	-
Street 1:	9 FREEMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 3005 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7200.000	479,000	3,100	508,800	990,900
Total Card	0.165	479,000	3,100	508,800	990,900
Total Parcel	0.165	479,000	3,100	508,800	990,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.75 | /Parcel: 329.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

5318

GIS Ref

GIS Ref

Insp Date

11/01/17

!563!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,000	3100	7,200.	508,800	990,900	990,900	Year End Roll	12/18/2019
2019	104	FV	366,400	3100	7,200.	540,600	910,100	910,100	Year End Roll	1/3/2019
2018	104	FV	353,300	5100	7,200.	394,300	752,700	752,700	Year End Roll	12/20/2017
2017	104	FV	331,400	5100	7,200.	343,400	679,900	679,900	Year End Roll	1/3/2017
2016	104	FV	331,400	5100	7,200.	292,600	629,100	629,100	Year End	1/4/2016
2015	104	FV	295,300	5100	7,200.	286,200	586,600	586,600	Year End Roll	12/11/2014
2014	104	FV	295,300	5100	7,200.	235,300	535,700	535,700	Year End Roll	12/16/2013
2013	104	FV	307,200	5100	7,200.	223,900	536,200	536,200		12/13/2012

PRINT

Date	Time
12/10/20	16:19:51

LAST REV

Date	Time
05/13/19	13:23:11

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONROY MARTIN C	72433-478		4/9/2019	Family	99	No	No		
HAYES MARGARET	46037-59		9/6/2005	Family	1	No	No		
	8281-420		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	5318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2018	1334	Siding	19,400	C				
8/2/2013	1167	Re-Roof	9,240	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2017	Inspected	BS	Barbara S
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
4/8/2009	Meas/Inspect	163	PATRIOT
9/21/1999	Meas/Inspect	263	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7200		Sq. Ft.	Site		0	80.	0.88	1									508,798						508,800	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 508,798 | Spl Credit | Total: 508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99941760
Const Adj.:	0.99989998
Adj $ / SQ:	169.884
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694238
Depreciation:	215214
Depreciated Total:	479024

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 7			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
1	8	4	2
Totals			
2	14	7	

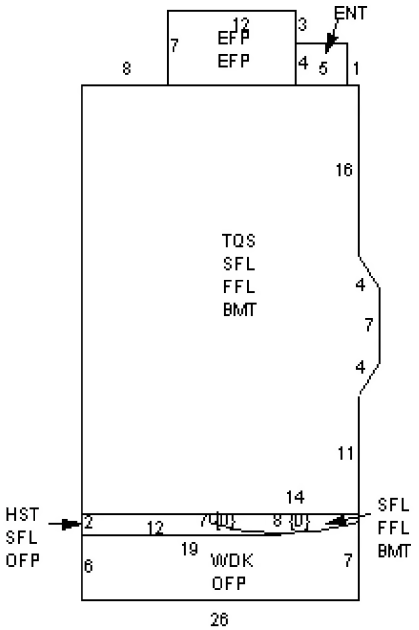
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	169.88
Special Features:	0	Val/Su Net:	103.66
Final Total:	479000	Val/Su SzAd	159.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,112	169.880	188,911
BMT	Basement	1,084	50.970	55,246
FFL	First Floor	1,084	169.880	184,154
TQS	3/4 Story	795	169.880	135,058
OFP	Open Porch	186	25.370	4,719
EFP	Enclos Porch	168	43.430	7,296
WDK	Deck	158	12.330	1,948
ENT	ENTRY	20	26.400	528
	Net Sketched Area:	4,621	Total:	580,238
Size Ad	3005	Gross Are	4900	FinArea 3005

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	PR	1915	21.25	T	64	104			3,100			3,100

More: N | Total Yard Items: 3,100 | Total Special Featues: | Total: 3,100